

# **RESOURCE MANAGEMENT ACT 1991**

## **PUBLIC NOTICE OF AVAILABILITY OF SUMMARY OF DECISIONS REQUESTED IN SUBMISSIONS ON PROPOSED PLAN CHANGE 13 TO THE CENTRAL OTAGO DISTRICT PLAN**

Pursuant to clause 7 of the First Schedule to the Resource Management Act 1991 the Central Otago District Council has prepared a summary of all decisions requested by persons who have made submissions on proposed Plan Change 13 to the Central Otago District Plan. The plan change relates to various provisions of the Central Otago District Plan as follows:

### **Proposed Plan Change 13 : River Terrace**

Proposed Plan Change 13 amends the Planning Maps Legend and Planning Map 44 of the Operative Central Otago District Plan to apply a new River Terrace Resource Area to land that is currently in the Rural Resource Area, part of which is subject to the Rural Residential notation. The land subject to Plan Change 13 is located to the west of Sandflat Road and to the south of State Highway 6 near Cromwell and is described as Section 28 Block I Cromwell Survey District and Part Section 24 Block 1 Cromwell Survey District, being some 49.8387 hectares of land in total.

Plan Change 13 inserts Section 20 : River Terrace Resource Area into the Operative Central Otago District Plan and amends the Contents accordingly. Section 20 includes a suite of provisions including objectives, policies and rules relating to subdivision and development in the River Terrace Resource Area. Provision is made for land in the River Terrace Resource Area to be comprehensively developed for urban activities including medium and higher density residential activity, retirement living, a neighbourhood centre (and a possible school), with an associated open space network, walkways, roading and infrastructure.

Development is guided by a Structure Plan which delineates the general layout of activities in the Residential A, Residential B and Open Space Sub-Areas; and in the Retirement Living, Neighbourhood Centre and Education Overlays. Roads and greenways are shown on a Movement Plan; and provision is made for each Development Parcel shown on a Development Parcel Plan to be subdivided and developed comprehensively to promote high quality residential neighbourhoods.

Within the Residential A Sub-Area allotments are to have a minimum lot size of 160m<sup>2</sup> and a maximum lot size of 500m<sup>2</sup>; and within the Residential B Sub-Area allotments are to have a minimum lot size of 400m<sup>2</sup> and a maximum lot size of 1000m<sup>2</sup>. No minimum or maximum lot size applies to the Retirement Living, Neighbourhood Centre and Education Overlays. The maximum number of residential units (including retirement living units) in the River Terrace Resource Area is to be 900 residential units.

A summary of all decisions requested and the submissions lodged in response to proposed Plan Change 13 are available for inspection at the following places:

#### **Council Offices:**

- Central Otago District Council office, 1 Dunorling Street, Alexandra
- Cromwell Service Centre, 42 The Mall, Cromwell
- Ranfurly Service Centre, 15 Pery Street, Ranfurly
- Roxburgh Service Centre, 120 Scotland Street, Roxburgh

Public Libraries:

- Alexandra Public Library, 41-43 Tarbert Street, Alexandra
- Cromwell Public Library, 43 The Mall, Cromwell
- Roxburgh Public Library, 120 Scotland Street, Roxburgh
- Maniototo Community Library, 15 Caulfield Street, Ranfurly

The summary of submissions can also be viewed on the Council's website at [www.codc.govt.nz/consultation](http://www.codc.govt.nz/consultation)

The following persons may make a further submission in support of, or in opposition to, a submission already made on proposed Plan Change 13.

- Any person representing a relevant aspect of the public interest; and
- Any person that has an interest in the proposed plan change greater than the interest that the general public has; and
- The local authority itself.

A further submission must be limited to a matter in support of or in opposition to the relevant submission that has already been made on proposed Plan Change 13. The further submission must be in the prescribed form (Form 6) and must state whether or not the further submitter wishes to be heard in support of the further submission. Copies of Form 6 are available at the locations listed above or on request from the Central Otago District Council.

Further submissions in written or electronic form are to be sent to the Central Otago District Council at PO Box 122, Alexandra 9340 or by email to [info@codc.govt.nz](mailto:info@codc.govt.nz).

**Further submissions close on Monday 29 October 2018.**

Please contact Adam Vincent at (03) 2629605 if you have any questions about the making of further submissions in response to submissions lodged in the context of proposed Plan Change 13.

After the further submission period has closed, the Council will hold a hearing at which all persons who have made a submission or further submission are entitled to be heard. The Council will then give its decision on the proposal, including reasons for accepting or rejecting submissions and further submissions. Any person who had made a submission or further submission has the right to appeal the Council's decision on the proposal to the Environment Court.

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Sanchia Jacobs  
Chief Executive  
Central Otago District Council

13 October 2018

Electronic address for service of local authority: [info@codc.govt.nz](mailto:info@codc.govt.nz)

Telephone: 03 440 0056

Postal address: Central Otago District Council, PO Box 122, Alexandra 9340

**Contact person: Adam Vincent – Planning Officer**